

# LODESTONE



*West Barton House, Catcott*









# West Barton House, Catcott

TA7 9HD

Guide Price: £1,050,000

5   
Bedrooms

3   
Bathrooms

4   
Receptions

## PROPERTY FEATURES

- Attractive property in sought after village
- 5 bedrooms
- Flexible use self contained annexe
- 2.4 acre level paddock with water supply
- Outbuildings
- Well stocked beautiful gardens
- Heated swimming pool
- Well appointed reception rooms











We are delighted to present a rare off market opportunity to purchase a very attractive family home set in 2.4 acres of land in the sought-after village of Catcott. With its origins in the Victorian era, West Barton House provides a quintessentially English village location with excellent transport links. Access to the M5 motorway is just a 10-minute drive, with rail links to London from Taunton just 30 minutes away. Bristol airport is accessible in 45 minutes and Millfield School, 20 minutes by car.

A beautiful double aspect drawing room is joined by a separate dining room, parlour and a traditional south facing conservatory. At the rear of the property the kitchen connects to a utility room and WC with doors to the garden. On the first floor there are three double bedrooms, one with an ensuite shower room and a family bathroom. A self-contained flexible use annexe can be accessed from the ground floor via the drawing room and provides a kitchen/dining room and sitting room with stairs rising to two further bedrooms and shower room. The presentation throughout is charming and traditional reflecting the much-loved family home that this house has been.

## Outside

At the main entrance ample parking for multiple vehicles on the driveway lies adjacent to a large, detached garage which









opens into the workshop, whilst a pedestrian gate from the lane joins a pathway to the front entrance door. This charming approach to the house is bordered by well-stocked herbaceous beds that have been cleverly planted to ebb and flow with the seasons. Additionally with well-established trees including the red-berried cotoneaster punctuating the scheme, the front garden is a delight. The rear garden has been equally well considered with a kitchen garden area within easy reach for use while cooking and further stunning planting. The rear is divided into separate areas providing al fresco dining on the secluded terrace area with evergreen hedging and planting screening the heated swimming pool which is enclosed within its own fenced area.



Secure level paddocks with water supply lie at the end of the rear garden where two loose boxes and a tack room are conveniently placed and there is a useful store and studio.

### Situation

Catcott is a quiet and safe community that offers a primary school, a 13c church and two good pubs, the King William Inne and the Crown, both within walking distance. Polden Medical Practice is the local surgery for 9,000 patients, in Edington, 3 minutes drive from Dial House.





The local shop in Edington sells everything from lemons to lawnmowers! Local towns include Street and Glastonbury and Langport – each offers a variety of supermarkets and the usual range of high street shops. Taunton is just a ½ hour drive. There are a number of excellent state and independent schools in the area that include Millfield, and Strode College in Street and the Taunton schools Transport links are good with the M5 just a 10-minute drive and rail links to London from Taunton. Bristol airport c.23 miles

### Directions

West Barton House, 52 Manor Road, Catcott

**Postcode:** TA7 9HD

**what3words:** backpacks.honey.opened

**Viewing by appointment only.**



## MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### PART A

**Local Authority:** Somerset Council

**Council Tax Band:** F

**Guide Price:** £1,050,000

**Tenure:** Freehold

### PART B

**Property Type:** Detached

**Property Construction:** Standard

**Number and Types of Rooms:** See Details and Plan, all measurements being maximum dimensions provided between internal walls

**Electricity Supply:** Mains

**Water Supply:** Mains

**Sewerage:** Private Drainage

**Heating:** Oil fired central heating

**Broadband:** Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**Mobile Signal/Coverage:** Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Parking:** For multiple vehicles

### PART C

**Building Safety:** The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

**Restrictions:** We are not aware of any restrictions affecting the property but we recommend that you engage the services of a professional conveyancer to check the title

**Rights and Easements:** We are not aware of any rights or easements affecting the property but we recooned that you instruct a professional conveyancer to check the title

**Flood Risk:** According the Government UK longterm flood risk the property is at very low risk from river, sea or surface water flooding

**Coastal Erosion Risk:** N/A

**Planning Permission:** We are not aware of any undecided planning applications within the vicinity of the property

**Accessibility/Adaptations:** N/A

**Coalfield Or Mining Area:** N/A

**Energy Performance Certificate:** F

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.





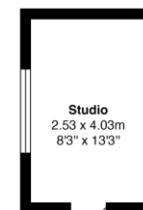
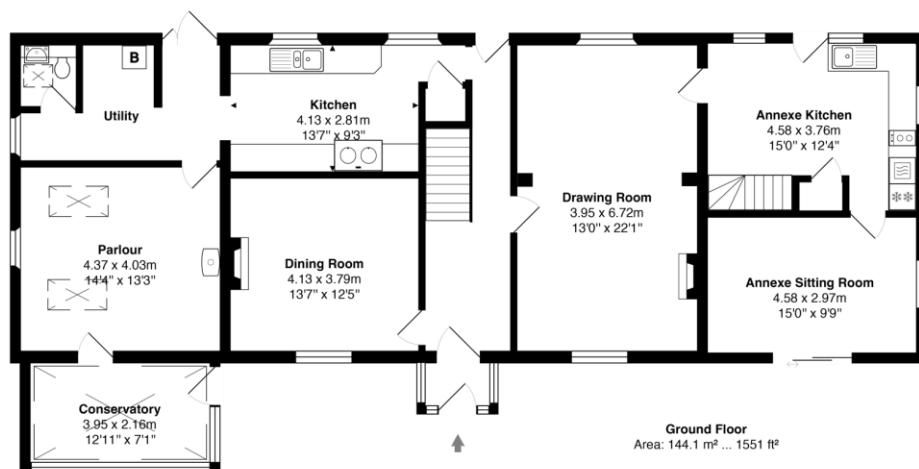
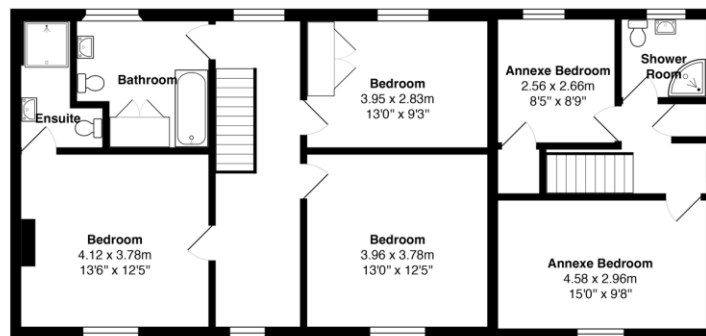


# West Barton House, Catcott

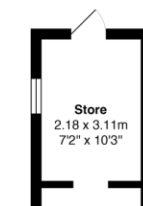
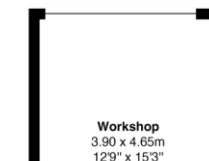


Approximate gross internal floor area of main building - 245.8 m<sup>2</sup> / 2,645 ft<sup>2</sup>

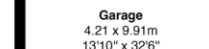
Approximate gross internal floor area of outbuildings - 117.5 m<sup>2</sup> / 1,266 ft<sup>2</sup>



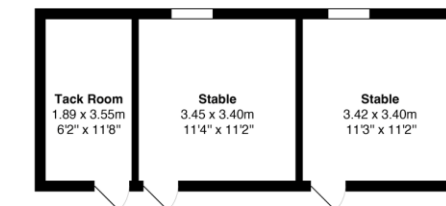
Area: 10.2 m<sup>2</sup> ... 110 ft<sup>2</sup>



Area: 14.4 m<sup>2</sup> ... 155 ft<sup>2</sup>



Area: 60.7 m<sup>2</sup> ... 654 ft<sup>2</sup>



Area: 32.2 m<sup>2</sup> ... 347 ft<sup>2</sup>

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.



**Bruton**

Fry's Halt  
Station Road  
Bruton, Somerset  
BA10 0EH  
Tel: 01749 605099  
[bruton@lodestoneproperty.co.uk](mailto:bruton@lodestoneproperty.co.uk)

**Wells**

Melbourne House  
36 Chamberlain Street  
Wells, Somerset  
BA5 2PJ  
Tel: 01749 605088  
[wells@lodestoneproperty.co.uk](mailto:wells@lodestoneproperty.co.uk)

[www.lodestoneproperty.co.uk](http://www.lodestoneproperty.co.uk)

